	Budget vs Actuals for 2025 Status as of 03/05/25						
BLI*	**Description**	**Budget**	**Spent**	**Delta**	**Remarks**	**BLI**	**Financial Notes FY23 Budget:**
1	Annual/Board Meeting Room	$100.00	$0.00	$100.00			
2	Electric - Gate House	$500.00	$374.55	$125.45			
3	Electric - Street Lights	$4,500.00	$482.14	$4,017.86			
4	Fence Repair	$1,500.00	$750.00	$750.00	Unexpected expense fence repair as a result of hurricane damage late in 2024.	4	Unexpected expense fence repair as a result of hurricane damage late in 2024.
5	Fertilizer/Weed - Common Areas	$2,300.00	$150.00	$2,150.00			
6	Gate House Decorations	$500.00	$0.00	$500.00			
7	Gate Repairs & Maint	$2,000.00	$2,062.73	($62.73)			
8	General Repairs & Maint.	$1,000.00	$1,802.34	($802.34)	Landscaping entrance project to replenish front entrance ($1,781.00).	10	Landscaping entrance ($1,781.00): cleaned up existing mulch, replaced landscaping with rocks.
9	Insurance	$10,000.00	$0.00	$10,000.00			
10	Lawn Maint & Landscaping	$13,000.00	$3,410.00	$9,590.00			
11	Legal Services	$10,000.00	$242.75	$9,757.25			
12	Pond Maintenance	$3,000.00	$400.00	$2,600.00			
13	Printing & Office Expenses	$500.00	$97.96	$402.04			
14	Sprinkler Repair & Maint	$750.00	$180.00	$570.00			
15	IRS - US Federal Govt (Taxes)	$1,000.00	$75.00	$925.00			
16	Telephone - Gate Ops	$840.00	$68.95	$771.05			
17	Telephone - Help Line	$175.00	$27.42	$147.58			
18	~~Tot Lot Project: Revitalize & Swing Set~~						
19	Accountant	$1,000.00	$17.50	$982.50			
	Total FY25 Operating Expenses	**$ 52,665.00**	**$ 10,141.34**	**$ 42,523.66**			
20	Fence Project: East fenceline	$48,100.00					
21	Gatehouse Camera System	$4,000.00					
22							
23							
	Total FY25 Special Projects	**$ 52,100.00**	**$ -**	**$ -**			
	FY25 Expenses & Special Projects	**$ 104,765.00**	**$ 10,141.34**	**$ 42,523.66**			

***BLI = Budgeted Line Item**

***BLI = Budgeted Line Item**

Bank Balances and Cash Flow Summary

Account	**Starting Balance Jan 1, 2025**	**Revenues**	**Expenses**	**Current Balance**	**Transfers**	**Financial Notes on Accounts:**	
Checking	$ 12,694.68	$ 35,288.55	$ (10,141.34)	$ 611.03	$ 36,534.41	CK	There were 3 checks from 2024 processed in Jan 2025 for $696.45. Adjusted to remove transfers from CHK to MM2 for $36,534.41
Money Mkt	$ 6,004.28	$ 44,943.59	$ (10.00)	$ 9,937.87	$ 41,000.00	MM	Funding moved from Truist Bank to Truist Investment Account to put in a CD.
Investment	$ 40,311.29	$ 294.81	$ -	$ 78,606.10	$ 38,000.00	IA	Transferred investment account for CD investments at higher rates than MM account. Revenue from interest captured at end of period.
Total Cash	$ 59,010.25	$ 80,526.95	$ (10,151.34)	$ 89,155.00			

Note: THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

Budget vs Actuals for 2025 As Of 03/05/2025						
Yearly Summary Paid	**Amount**		**BLI**	**Monthly**	**Total**	**Reimbursements**
Annual/Board Meeting Room	$0.00		1	Jan	$6,168.14	$ 119.20
Electric - Gate House	$374.55		2	Feb	$2,487.45	$ 70.00
Electric - Street Lights	$482.14		3	Mar	$1,485.75	$ -
Fence Repair	$750.00		4	Apr	$0.00	$ -
Fertilizer/Weed - Common Areas	$150.00		5	May	$0.00	$ -
Gate House Decorations	$0.00		6	Jun	$0.00	$ -
Gate Repairs & Maint	$2,062.73		7	Jul	$0.00	$ -
General Repairs & Maint.	$1,802.34		8	Aug	$0.00	$ -
Insurance	$0.00		9	Sept	$0.00	$ -
Lawn Maint & Landscaping	$3,410.00		10	Oct	$0.00	$ -
Legal Services	$242.75		11	Nov	$0.00	$ -
Pond Maintenance	$400.00		12	DEC	$0.00	$ -
Printing & Office Expenses	$97.96		13			
Sprinkler Repair & Maint	$180.00		14	**Total**	**$10,141.34**	$ 189.20
Govt Tax/Fees: IRS, Brevard Property, State of FL	$75.00		15	***As Of: 3/05/25***	**<<-- UPDATE THIS**	
Telephone - Gate Ops	$68.95		16	***BLI = Budgeted Line Item**		
Telephone - Help Line	$27.42		17			
~~Tot Lot Project: Revitalize & Swing Set~~	$0.00		18			
Accountant	$17.50		19			
Capital Project-1: East Fenceline Project	$0.00		20			
Capital Project-2: Gatehouse Camera System	$0.00		21			
Reimbursements	$189.20					
Column Total	**$10,141.34**			*<-- Note: This is a current balance checksum.*		
Reimbursements	**Amount**			*Current*	*$0.00*	
President	$70.00					
Vice President	$0.00					
Secretary	$97.96					
Director #1	$0.00					
Treasurer	$0.00					
OTHER	$21.24					
Reimburse Column Total	$189.20					
Sheet Totals	$189.20	This is a checksum to verify sheets = summary				
Sheet Totals	**$10,141.34**	This is a checksum to total on cell F15, accounts outstanding checks when cashed				

Deposit	$35,359.53	This is a checksum to verify sheets = summary
Gate Clicker	$0.00	
Annual Dues	$35,332.35	
Interest Income	$27.18	
Total Deposits	$35,359.53	
Interest in Investment Account	$154.30	
SPECIAL NOTES:	**Month**	**Note:**
	Jan	Total Expenses (col F) adjusted to remove transfer at $36,534.41
	Feb	Total Exp cell F4 adjusted to include outstanding checks $1,351.40

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BLI*	Description		Notes:
1	Annual/Board Meeting Room	$0.00	
2	Electric - Street Lights	$0.00	
3	Electric - Gatehouse	$52.04	
4	Fence Repair	$0.00	
5	Fertilizer/Weed - Common Areas	$0.00	
6	Gate House Decorations	$0.00	
7	Gate Repairs & Maint	$0.00	
8	General Repairs & Maint.	$0.00	BLI #8: Replacement for fence cap that was missing after storm
9	Insurance	$0.00	
10	Lawn Maint & Landscaping	$1,745.00	BLI #10: Inv 3316 @ Mulching, Inv 3357 @ 500 & lawn service
11	Legal Services	$242.75	
12	Pond Maintenance	$200.00	
13	Printing & Office Expenses	$0.00	
14	Sprinkler Repair & Maint	$90.00	
15	Govt Tax/Fees: IRS, Brevard Property, State of FL	$75.00	
16	Telephone - Gate Ops	$68.95	
17	Telephone - Help Line	$13.71	
18	~~Tot Lot Project: Revitalize & Swing Set~~	$0.00	
19	Accountant	$0.00	
20	Capital Project-1: East Fenceline Project	$0.00	
21	Capital Project-2: Gatehouse Camera System	$0.00	
22			
23			
	TOTAL EXPENSES	**$2,487.45**	***Special note: Be sure to note items under "Other Related Operating Expenses" below and add those items manually to BLI's in this section.***

BLI	Bills Paid	Amount	Check #	Date	Invoice Number	Chk	Remarks
BLI	**Monthly Payments**	$0.00					
1	City of West Melbourne	$0.00					
2	Florida Power and Light	$0.00					
3	FPL Electric Gatehouse	$52.04	Debit	2/4/25	E-File	X	
4	Secure Fence	$0.00					
5	ECOR Industries (Common Areas)	$0.00					
6	Gate House Decorations	$0.00					
7	Automatic Access Systems	$0.00					
8	General Repairs & Maint.	$0.00					
9	First Insurance Funding	$0.00					
10	TK Properties	$1,345.00	#976066	3/3/25	INV #: 3357	X	Processed: 2/21 Payment: 2/28 Confirmation: X404L-PZR2
11	Legal Fees	$242.75	#976062	2/18/25	INV #: 1547, 1549	X	Processed: 2/4 Payment: 2/11 Confirmation: X28R8-X7DBL
12	ECOR for Pond Maintenance	$200.00		2/28/25	INV #489038	X	Processed: 2/13 Payment: 2/28 Confirmation: X34NG-Q0ZGF
13	Printing & Office Expenses	$0.00					
14	Brevard Sprinkler Repair	$90.00	#976058	2/4/25	INV #: 0002295	X	This is a duplicate payment. Working on getting credit.
15	Govt Tax/Fees: IRS, Brevard Property, State of FL	$0.00					
16	Telephone Gate Ops (AAS)	$68.95	#976063	2/25/25	INV #: 203716	X	Processed: 2/13 Payment: 2/21 Confirmation: X34N2-XHQ75
17	Voicemail Office	$13.71	Debit	2/25/25	Ref: 1056340195	X	
18	~~Tot Lot Project: Revitalize & Swing Set~~						
19	Accounting	$0.00					
20	Capital Project-1: East Fenceline Project						
21	Capital Project-2: Gatehouse Camera System						
22							
23							
	Other Related Operating Expenses	***Special note: If we have more than 1 invoice from a vendor during the period, note it in this section referencing the BLI and add it to summary above.***					
15	Truist Service Charge	$5.00	Debit	2/21/25	Ref: 1021455125	X	BLI #15: Service charges prior period
10	TK Properties	$400.00	#976061	2/12/25	INV #: 3316	X	BLI #10: Landscaping: Mulching project
	Standard Operating Expense	$2,417.45					
	REIMBURSEMENTS - Should map to BLIs						
15	President	$70.00	#1045	2/25/25	INV #: 195695876	X	BLI #15: Ken Wheeler Reimbursement for filing State License
	Vice President	$0.00					
8	Secretary	$0.00		2/21/25	Receipt on file	6.4	BLI #8: Replacement for fence cap that was missing after storm
	Director #1	$0.00					
	Treasurer	$0.00					
	OTHER	$0.00					
	Standard Reimbursable Expense	$70.00					
	TOTAL EXPENSES	**$2,487.45**					
	DEPOSITS	**$1,862.96**					
	Gate Clicker	$0.00					
	Annual Dues	$1,846.85					
MM	Interest Money Market Acct 2	$16.11					Interest earned for March at 0.95% Money Market rate
IA	Interest in Investment Account	$140.51					
CK	Tranfer from MM Acct 2 to Checking	$3,000.00	Transfer	2/8/25	Ref: 0125020861982838		Jan extraordinary pymnts. Transfer to cover OpEx, incl. mulch.
IA	Tranfer from MM Acct 2 to Investment Account	$38,000.00	Transfer	2/10/25	Ref: 0912555923		Moved funds to Investment Account and setup 45 day CD.
MM	Deposit to MM Acct 2	$1,846.85		2/14/25			HOA Dues (1 for 598.95, no penalty, 2 w/ penalties @ 623.95)

From January:

Outstanding Checks	**Total**	**$**	**953.46**	**Check #**
2/6/25	Automtatic Auto Systems	$	15.60	#976054
2/6/25	Automtatic Auto Systems	$	937.86	#976055

Revenue & Expenses			
DEPOSITS & Transfers In	Jan	Feb	New Balance
Checking Acct 3468	$ 1,584.23	$3,000.00	$ 4,584.23
Money Market 6581	$ 49,074.91	$1,862.96	$ 50,937.87
Investment Acct	$ 40,465.59	$38,140.51	$ 78,606.10
EXPENSES & Transfers Out	Checking Acct 3468	$1,136.05	$ 3,448.18
	Money Market 6581	$41,000.00	$ 9,937.87
	Investment Acct	$ -	$ 78,606.10
Data Entry Req'd from Monthly Statements			

Bank Account			
Account	Jan	Feb	Cashflow
Checking Acct 3468	$ 1,584.23	$ 3,441.78	$ 1,857.55
Money Market 6581	$ 49,074.91	$ 9,937.87	$ (39,137.04)
Investment Acct	$ 40,465.59	$ 78,606.10	$ 38,140.51
Total	**$ 91,124.73**	**$ 91,985.75**	**$ 861.02**
		As of:	*5-Mar*

NOTE: Current Outstanding *$ 6.40*

February

Total Outstanding Checks	**Checks Outstanding**		**$1,351.40**	**Check #**
	TK Properties	$	1,345.00	#976066
	Secretary Reimbursement	$	6.40	

Investment Account:			
Instrument	**Maturity**	**Amount**	**APR**
30-day CD	28-Feb-25	$ 40,000.00	4.25%
45-day CD	21-Mar-25	$ 38,000.00	4.30%

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